



TECHNICAL SPECIFICATIONS



t: +357 24 817 904 | 7000 3396
f: +357 24 817 905
e: info@dextek.com.cy

4, Kon/nou Palaiologou & Zalongou
Rea court, shop 4,
6036 Larnaca, Cyprus

DESCRIPTION

1. FRAMEWORK

- 1.1. The framework is comprised of reinforced concrete of strength C30 and high tensile strength steel of grade S500s.
- 1.2. The structural design is in accordance to the Cyprus Anti-seismic Regulations.

2. MASONRY

- 2.1. The external (25cm) and internal (10cm) walls will be constructed with hollow bricks of the finest quality, laid with cement paste in widths according to the architectural plans and the detail drawings.
- 2.2. Plastic mesh will be placed at the joints of masonry with reinforced concrete members.
- 2.3. Damp proof course will be placed at ground floor walls.

3. COATINGS

- 3.1. Internal
 - 3.1.1. Masonry will receive three coats of sand/cement plastering.
 - 3.1.2. The ceilings will have a fair face finish and will receive two coats of spatula (leveling compound).
 - 3.1.3. The walls and ceilings will be painted with three coats of emulsion paint of the finest quality of which the color will be chosen by the vendor. (dulux or SW)
- 3.2. External
 - 3.2.1. External walls will be insulated with kelyfos type system (50mm of polystyrene).

4. DAMP PROOF AND WATERPROOF COURSES

- 4.1. Foundation

The concrete surfaces in contact with soil will receive two coats of bitumen emulsion. Also will be use admix for moisture, approve by the supervising Engineer.
- 4.2. Ground Floor Verandas

The external joint between ground floor slab and walls will receive two coats cementitious water proof course reinforced with plastic net.
- 4.3. Balconies

Balconies will receive two coats cementitious water proof course **reinforce with mesh** over the screed. The joint between the concrete floor and the walls will be reinforced with plastic net.

4.4. Roof gardens and planters

Roof gardens and planters will receive two coats cementitious water proof course, reinforced with plastic net.

4.5. Roofs

Exposed flat roofs will receive two coats polyurethane base water proof course. Sand – cement triangular fillet will be constructed at the joint between parapet walls and concrete slab.

5. FLOORING

5.1. All the ceramic flooring will be selected by the purchaser from an available predefined selection of the vendor. The selection should be made at an early enough stage of the construction or else the vendor reserves the right to make the choice for the purchaser.

5.2. Ceramic tiles with matching skirting will be placed on all floors and will be at a selling price of €15/m².

5.3. On the floors of W.Cs, showers and bathroom the ceramic tiles will be to a selling price of €15/m².

5.4. In verandas and roof garden the tiles and skirting will be of a selling price of €15/m² and will be a choice of the vendor.

5.5. In the cases where purchasers choose to used tiles that exceed the aforementioned monetary allowances specified by the vendor they will be charged the additional costs of purchasing and placing such tiles (in cases where there exists such an extra cost).

5.6. The prices of the ceramic tiles are predefined, and refer to pricelist rates of non – special offers.

5.7. The stairwell will have synthetic marble cladding, which will be a choice of vendor at the price of €60/m.

6. WALL TILES

6.1. The walls of W.CS, showers and bathrooms will be dressed **up to the ceiling** with tiles of a selling price of €15/m² from an available selection predefined by the vendor.

6.2. In the kitchens, the part of the walls between working surfaces and the top cupboards will be dressed with tiles of a selling price of €15/m² from an available selection predefined by the vendor.

6.3. The prices of the wall tiles are predefined, and refer to pricelist rates of non- special offers.

7. SANITARY UNITS

- 7.1. Sanitary units and fittings will be placed according to the plans and will be of white color and high quality.
- 7.2. The purchase of the sanitary units is complied with the following prices (per item):
- 7.3. The kitchen sink will comprise of a stainless steel single bowl, single drainer unit of the value of €80, 00.
- 7.4. The total cost will not exit €2.500 for 2bd apt. and €1.700 for 1bd apt.
- 7.5. The brand will be **Roca or Grohe**.

8. DRAINAGE PIPES

- 8.1. The pipes and accessories for the drainage system will be of the finest quality and will be laid in accordance to the relevant elevation plans.
- 8.2. The pipes will be plastic and will meet the terms of the prototype BS 4514.
- 8.3. External drainage installation will be connected with the main sewerage system. In the case which it doesn't exist at the specific domain, then the drainage installations will be constructed with provision for future connection.

9. ELECTRICAL INSTALLATION

- 9.1. The electrical installation will be in accordance to the relevant plans and the current EAC regulations. All electrical conduits will be cast within slabs, floors and walls.
- 9.2. All accessories, conduits and cables will be of the finest quality.
- 9.3. The following will be included in the electrical installation:
Provision for kitchen hood extractor (where applicable)
Provisions for electric oven, washing-machine and dishwasher (if indicated on architectural drawings)
- 9.4. Provision for installation of a T.V. outlet in all rooms
- 9.5. Provision for installation of telephone outlet in all rooms
- 9.6. Provision for installation of a satellite T.V.
- 9.7. Provision for installation of cable T.V. and internet, if this is included in the electrical plans.
- 9.8. In cases where the purchasers choose to install light fittings other than the ones predefined by the vendor, they will be charged with the cost of the purchase and installation of those fittings. The installation of those fittings will be done after the final approval of the E.A.C. (Electricity Authority of Cyprus).
- 9.9. Full electrical installation switch and sockets will be LEGRAND type.
- 9.10. All of the above will be based on the electrical drawings.

The current supply for the requirements of each house unit is considered imperative.

10. AIR CONDITIONING

- 10.1. All necessary electrical and mechanical piping and wiring provisions for air-conditioning installations will be done in accordance with the electrical and mechanical drawings.

11. PLUMBING INSTALLATION

- 11.1. The plumbing installation to all sanitary units and to the solar water heating panel will be of pipe in pipe aluminum (pex) of high pressure, according to international standards.
- 11.2. The plumbing installation includes cold and hot water supply to the kitchen sink, bathtubs, shower columns and washbasins. In addition, the plumbing installation includes cold water supply for washing machine and dishwasher wherever indicated on the drawings.

12. CARPENTRY

- 12.1. All apt main entrance will be of solid wood with a door handle €15/piece. All the internal doors will be imported prefabricated doors **with solid wood frame** chosen by the vendor. Main apartment door and staircase doors will be fire approved with certificate.
- 12.2. Bedroom wardrobes will be **imported from Italy** and will be made in accordance with the dimensions as shown in the architectural drawings.
- 12.3.** All kitchen benches and cupboards will be made of laminated wood or melamine **imported from Italy**
- 12.4. All Kitchen mechanism will be soft close.
- 12.5. The kitchen worktop and bathroom worktop will be of granite at €150/m.

13. ALUMINUM WORKS

- 13.1. All the exterior openings will have aluminum frames, in the color chosen by the vendor and will be either sliding or opening, in accordance to the architectural drawings, with double glazing 4mm -14mm-5mm. Sliding series will be MU 3000+, and for Sliding MU 2500, **with level for handles**.
- 13.2. Internally the glass will be clear, while the exterior will be shaded.
- 13.3. In case the purchasers require aluminum shutters and/or fly screens, they will be charged with the additional costs for the purchase and fitting of them.

14. HEATING SOLAR PANELS

- 14.1. Each apt will be provided with electric boiler and storage (volume 150 /160 liters), one solar heating panels of 2.42m² each for 2 bd apt and 1.5 m² for one bd(copper pipes). A 1000lt water tank and a pressure system will be placed on the roof space

15. EXTERNAL WORKS

- 15.1. Balconies as shown in the architectural plans with glass fencing.

16. STEEL CONSTRUCTIONS

- 16.1. In the internal side of the stairwell will be placed either metal rail or handrail, depending on the architectural plans.
- 16.2. All metal surfaces will be painted with one coat of anti-rust primer and two coats of oil paint of the finest quality.

17. SPECIAL PROVISIONS

- 17.1. Energy performance of the building and apt will be class A.
- 17.2. Elevator will be European Brand Kone. (1sec/m)(No engine room,mrl, with marble at the floor)
- 17.3. All apartments will have their own parking space and storage room.
- 17.4. Automatic gate entrance with remote control or code pat or card slot (entrance/exit).
- 17.5. The main entrance of the building will operate by intercom camera for each apt. Also the main door opening can be with a card slot of code pat.
- 17.6. External Cladding, will be from HPL or Alucobond in the color based on the architectural drawings. Also marble will be used according to the architectural drawings.
- 17.7. Roof garden will be private for the top apartment with private exterior escalator. On the roof garden will be place for barbecue and Terrance.